**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**10 Burton Hills Blvd, Ste 130**
**Nashville, TN 37215**

**CRT File No. 240347269**

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc.
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $2,850,000.00

Affiant

Subscribed and sworn to before me, this 26th day of April, 2024.

Notary Public
My Commission Expires:

SEZEN YILMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

Karen Johnson Davidson County
Batch # 1128097 DEEDWARR
04/29/2024 11:11:30 AM 2 pgs
Fees: $13.00 Taxes: $10,545.00
20240429-0030941

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| P2831 Trust<br>3501 Richards Street<br>Nashville TN 37215 | New Owner | Tax Parcel ID No.<br>117-12-1E-001.00-CO |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **JB Partners, a Tennessee General Partnership** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **P2831 Trust, dated October 9, 2019**, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Tract 1

Land in Davidson County, Tennessee, being Unit "A" on the plan of Homes at 3503 Richards Street, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Homes at 3503 Richards Street, a Horizontal Property Regime with Private Elements of record in Instrument No. 20220216-0018160, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being part of the same property conveyed to JB PARTNERS, A TENNESSEE GENERAL PARTNERSHIP, by deed from KEVIN A. LORANCE, of record in Instrument No. 20220103-0000425, dated December 30, 2021, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 117-12-1E-001.00-CO

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20220216-0018160, said Register's Office.

Declaration of Restrictions and Covenants for SCMs for Regulated Residential Infill of record in Instrument No. 20230818-0064544, and in Instrument No. 20230824-0066296, said Register's Office.

This is improved property located at 3501 Richards Street Nashville TN 37215

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to

warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 26th day of April, 2024.

JB Partners, a Tennessee General Partnership

By: Kate Rosenthal, Authorized Agent

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared Kate Rosenthal with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be an Authorized Agent of JB Partners, a Tennessee general partnership, the within named bargainor, and that she as such Authorized Agent being authorized to do so, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Partnership by herself as Authorized Agent.

Witness my hand, at office, this 26th day of April, 2024.

Notary Public




My Commission Expires: _____